

HUNTERS®

HERE TO GET *you* THERE



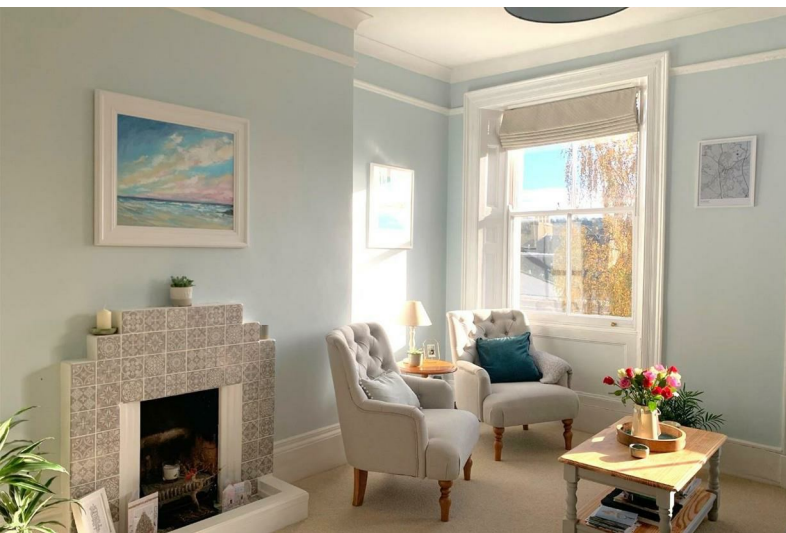
Priory Street

Cheltenham, GL52 6DG

Asking Price £175,000



Council Tax: A



26 Priory Street

Cheltenham, GL52 6DG

Asking Price £175,000



Welcome to this fabulous top floor one bedroom luxury apartment set within this beautiful Grade II listed late Regency/early Victorian semi-detached Villa, set within the heart of vibrant Cheltenham.

Ideal as a first buy or a lucrative rental investment, this fine property offers the following accommodation:

Facing the front elevation with two traditional sash cord windows is the well-appointed living room. To the rear there is a generous double bedroom (14'7" x 13'8"). The well fitted kitchen also overlooks the frontage with the recently re-fitted shower room being central to the apartment. The shower room has a high-quality traditional design and suits the property perfectly.

The apartment doesn't come with off road parking, hence the very attractive asking price, however the property sits within the parking zone 15 covering a huge range of central Cheltenham Street options for parking.

The owner of the property benefits from a share of the freehold which means there will be no ground rent, and the occupiers have a constructive say in the running and administration of the building. Owners can get as involved as much or as little as they want. Share of freehold is a much-preferred ownership option than traditional leasehold.

This important piece of Cheltenham's heritage is, as previously mentioned Grade II listed with particular mention of the impressive external wrought iron work. The following is from the heritage site:

HISTORICAL NOTE: No.26 was the early boyhood home of Adam Lindsay Gordon (1833-70), Poet of Australia; also, from 1857-60 the home of George and Josephine Butler, Mrs Butler was an ardent campaigner for social justice. (Sampson A and Blake S: A Cheltenham Companion: Cheltenham: 1993-: 17,51).

DISCLAIMER:

****These property photographs were taken before the current tenancy and whilst the property condition is still similar please note that some of the rooms may present slightly differently****

***Photos from August 2022**

- **One-Bedroom Top Floor Apartment**
- **Large Double Bedroom**
- **Excellent First Time Purchase**
- **Residential Permit Parking Obtainable**
- **Service Charges: £150 per month**
- **Desirable Location on the Edge of Cheltenham Town Centre**
- **Buy-to-Let Investment (Yield of 6.5%+)**
- **Council Tax Band: A | EPC Rating: E (49)**
- **Tenure: Leasehold (Share of Freehold) | Lease Remaining: 995 Years**
- ***Photos from 2022**

LIVING ROOM

13'8" x 16'1" (4.17m x 4.90m)

KITCHEN

12'1" x 6'11" (3.68m x 2.11m)

BEDROOM

14'7" x 13'8" (4.45m x 4.17m)

SHOWER ROOM

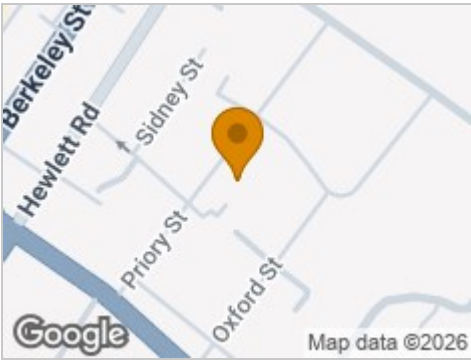
8'0" x 6'10" (2.44m x 2.08m)

HALLWAY

11'5" x 2'5" (3.48m x 0.74m)



Road Map



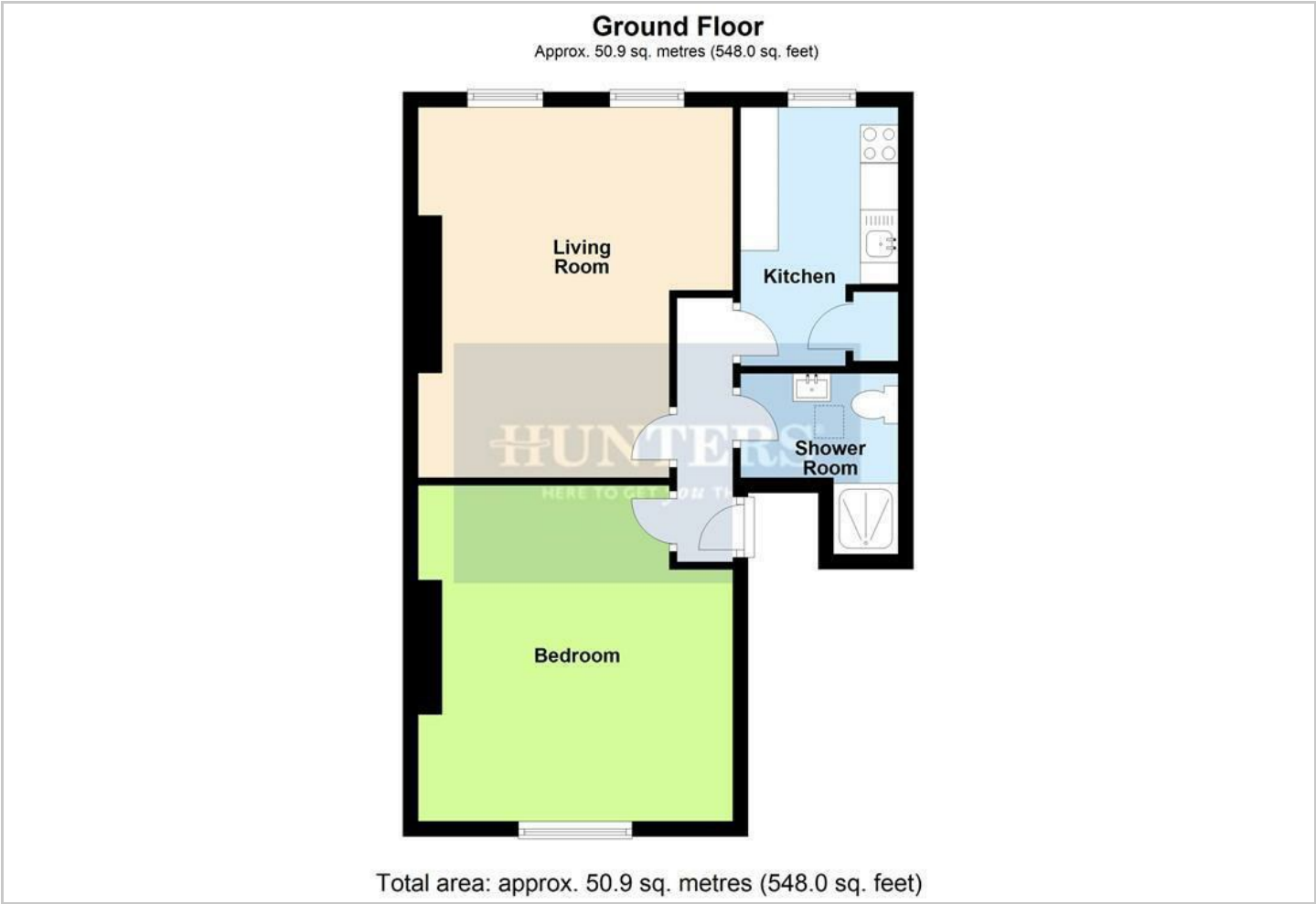
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.